

FOR SALE
Office Condominium
Oakbrook Terrace, Illinois 60181
2,764 "Gross" Square Feet

Location: Terrace Executive Center
1S376 Summit Avenue, Unit 6-A & B
Oakbrook Terrace, Illinois 60181

Directions: The Terrace Executive Center is located on the west side of Summit Avenue approximately one-half (1/2) mile south of Roosevelt Road and approximately two (2) blocks north of Butterfield Road.

Complex Description: The site consists of an interior land parcel containing approximately 2.35 acres, 165' x 620' in dimension, zoned B-2 Professional Office under Oakbrook Terrace jurisdiction. The existing contemporary styled, brick and steel constructed, 39,525 square foot structure with partial basement was built in two phases, 1979 and 1981 respectively. Building configuration consists of six (6) modules of approximately 6,000 square feet each with skylighted common vestibule court between modules providing entry/exit access. Asphalt surfaced parking for 151 cars borders the east, north and west property lines with vehicular access provided by Summit Avenue curb-cut.

Unit Location: Units 6-A & B : Can be divided into two [2] 1,382 "Gross" S/F units

Unit Size: 2,764 Gross Sq. Ft. (2,656 net Sq. Ft. + 108 Sq. Ft. common area)

Units Description: See Floor Plan for current unit layout configuration.

Real Estate Taxes: 2023 Tax Year: \$5,925.04 (\$2.14 per S/F) P.P. 06-22-112-021 & 022

Condominium Assessments: Quarterly General Assessment \$ 1,434.52*
15% Assessment Increase 01/01/2025 Quarterly Capital Contribution Fund 172.16*
Total Quarterly Assessment \$ 1,606.68*

Total Yearly Assessment - \$6,426.72* (\$2.32 Per Square Foot)

Possession: At time of closing; subject to thirty (30) day "Right of First Refusal"

Comments: Sale - "AS-IS" Condition: Roof replaced in 2001, new directory sign 2015, parking lot re-paved 2020, new landscape sprinkler system, decorative metal HVAC roof surrounds and new court skylights 2021. new landscaping Spring 2022, AT&T Fiber Optics internet access.

Sale Price: **\$415,000.00**

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